Temporary Housing and Critical Public Facilities

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Housing/CPF PRT Teams

Districts
- St. Paul
- Huntington
- New York
- Savannah
- Los Angeles
- POD

Team Configuration Management Cell

- Typically Deployed Pre-Dec
  - ESF-3 Action Officer
  - Mission Manager
  - Mission Specialist
  - Real Estate Specialist
  - NEPA Compliance Officer

Team Configuration Supporting Element

Contract Specialist
Sanitary Engineer
Engineer
Cost Engineer
Logistics Specialist
Resident Engineer
QA Inspectors
Administrative Assistant

Site Engineer
Electrical

Specifications Writer
Area Engineer
QA Supervisor
Database Manager
GIS Specialist

FEMA IA TAC MISSION SUPPORT

- Contracting Officer's Technical Representative (COTR)
- Technical Monitors (TM)

Deployment Locations Example

JFO

Action Officer and SME (if requested)

RFO

Mission Manager — RE
Specialist
Mission Specialist — CT
Specialist
Database Manager — NEPA Officer
GIS Specialist — Admin Assistant

EFO

Engineers (site, cost, elect, sanitary)

Staging Area

Area Engineer — Resident Engineer
QA Supervisors — QA Inspectors

Temporary Housing

Bonnie Greenleaf

Objectives

- Students will be able to:
  - Describe the different temporary housing options
  - Identify the key steps in the process
  - Recognize potential pitfalls
  - Be familiar with FEMA IA TAC Contracts

Overview

- Purpose of Housing
- Types of Housing
- FEMA Individual Assistance Technical Assistance Contract (IA TAC)
- Process for Constructing/Installing Housing
- Potential Pitfalls

Purpose of Housing

- Next step after sheltering
- Needed when all other options have been exhausted
  - Hotels and motels
  - Rental units
  - Vacancies in existing Commercial Parks
  - Relocating to other communities
- Intent is to provide safe and sanitary housing allowing a family unit privacy and ability to prepare own meals

Traditional Housing

- Existing Commercial Parks
- Mobile Home Group Park
- Others Not Currently Being Used
  - Emergency Group Sites
  - Travel Trailers on Individual Sites (Haul & Install)

Alternative Housing

- Cruise Ships
- Warehouse Conversion
- Tent Cities

Travel Trailers on Individual Sites

Existing Commercial Park

Existing Commercial Park

Group Sites with Mobile Homes

Group Site Examples

Amenities can include bus shelters, mailboxes

Mobile home interior

Emergency Group Sites

Florida 2004

Hybrid Group Site

FEMA IA TAC Contracts

- Six contracts
- Used initially in Mississippi and Louisiana 2005
- Used this year in Kansas, Arkansas, Minnesota
- Corps' Role is to provide technical support
  - Design review
  - Construction Quality Assurance
- Additional Corps' Role:
  - Contracting Officer's Representative (COTR)
  - Technical Monitor (TM)

Mission Execution

- Mission Assignment
- Memorandum of Agreement
- Site Selection
- Real Estate Agreement
- Environmental Review
- Design
- Construction Contracting
- Operations and Maintenance

Potential Pitfalls

- Very difficult to quantify the need: You may never know the number!
- Site selection can be very political
- Unique environmental features can cause delays
- Costs can cause sticker shock

Potential Pitfalls

- State and local codes and permits
- Contracting methods for construction must support time frames
- FEMA’s IA TAC contracts are evolving
- Corps involvement in operation and maintenance of sites should be avoided.

Summary

- Many different types of housing
- FEMA may task work be done by PRT or IA TAC Contract
- Steps are similar to a typical engineering project
- Anticipate potential pitfalls

Resources

- Housing CD
- Standard Operating Procedures
- SOP Library
- Pocket Guide (work in progress)
- Mission Guide
- Video tape

Critical Public Facilities

Objectives

- Students will understand:
  - The process involved in establishing and executing a Critical Public Facilities (CPF) Mission.
  - Coordination and communication requirements.
  - ESF #3 TL/ATL roles and responsibilities in development and execution of a CPF mission

Overview

- Mission Assignment Formulation
- Coordination and Prioritization
- Mission Planning and Execution Considerations

Public Assistance Mission

- Provide temporary critical public facilities such as:
  - Classrooms
  - Fire & Police Stations
  - Health Clinics
- Site selection, design and construction to include infrastructure/utilities
- Procure and install prefabricated modular units

Critical Public Facilities

Hancock County Government Office Complex

Critical Public Facilities

Bay St. Louis Classrooms

Mission Assignment Formulation

- CPF is a Public Assistance Mission (DFA)
- Considerations:
  - Mission scoping
  - Who is procuring the units?
  - Are units readily available? Cost?
  - Who is furnishing the facilities? (GSA)
  - Contractor availability

Coordination & Prioritization

- Engage appropriate FEMA Officials
- Engage appropriate State and Local Officials
  - Department of Education, Superintendents
  - Department of Public Safety
  - Health & Human Services
  - Codes and zoning regulators
- State needs to establish requirements and priorities early in the process

Planning & Execution Considerations

- It is critical that priorities are established by the State
- Ancillary features to be included as part of the design should be agreed upon by all parties at the start of the mission
  - Furnishings
  - Sidewalks/Walkways
  - Ramps

Planning & Execution Considerations

- User requirements
- Floodplain restrictions
- Adequacy of existing utilities
- Waivers of local codes and zoning ordinances are necessary for a expedient project.
- Use of national codes should be encouraged

Planning & Execution Considerations

- ADA/UFAS
  - UFAS is the new standard
- Environmental/cultural impacts.
  - Need to comply with State, Local and NEPA requirements
- There are no existing ACI Contracts for critical facilities
  - Need to examine using existing contracts from Supported District and/or develop expedited emergency contracts
  - Stafford Act Amendment requires use of local contractors

Public Relations

Keep FEMA/JIC informed of all ribbon cutting and other media events

Summary

- Need to have appropriate State officials engaged quickly
- Many things to consider early in the planning stages to avoid set-backs
- Processes and requirements are very similar to traditional housing missions
- Acquisition planning is critical to success
- Keep FEMA informed of all media events.

Case Study
Roseau, MN Flood

- Summer flood in northern Minnesota impacted community of 2800 in June 2002
- Very few housing alternatives in the area
- City officials wanted travel trailers, but not appropriate for cold weather, starting in November

Case Study
Roseau, MN Flood

- 160 travel trailers installed allowing people to rebuild their electrical service and replace furnaces
- 69-unit group site constructed for those not recovered by winter
- Group site later converted to permanent residential housing

Case Study
Roseau, MN Flood

Challenges
Roseau, MN Flood

- Travel trailer industry on 2-week model changeover hiatus
  - Bought individually off lots, brought in refurbished from West Virginia
- Most travel trailers installed with 3 weeks, but requests continued to trickle in

Challenges
Roseau, MN Flood

- Depth of utilities for group site added to cost of construction
  - Provided justification to FEMA
- Local manufacturer of mobile homes for group sites could only supply a portion of the need
  - Separate contract awarded to larger contractor
- FEMA requested our involvement in maintenance
  - Contracted locally until FEMA resumed duties

CPF Case Study

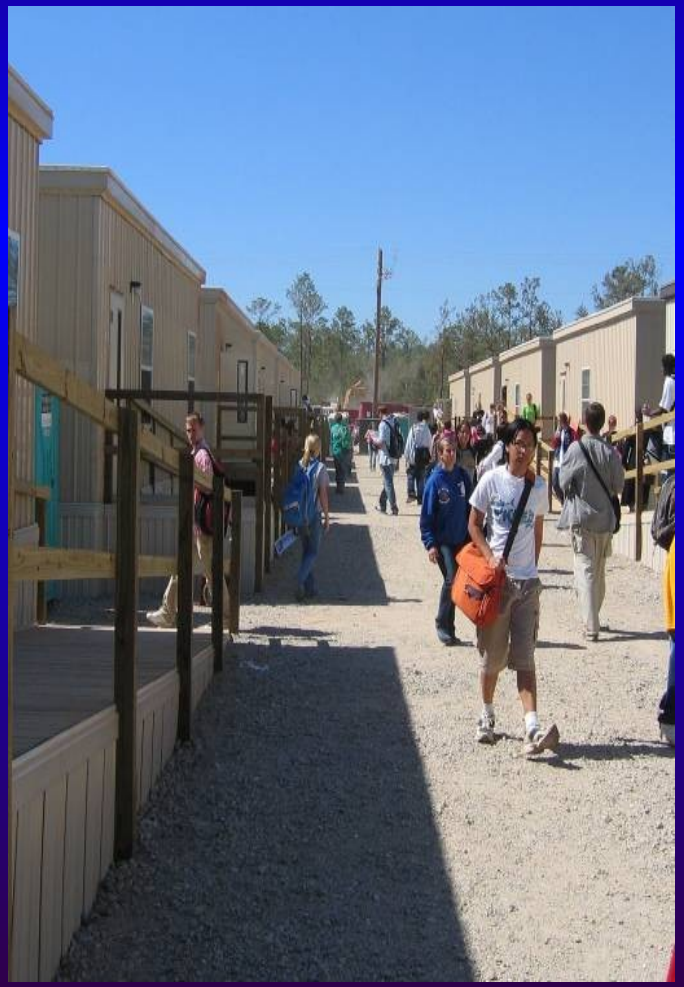
Hurricane Katrina
Critical Public Facilities Team Mississippi

CPF Case Study
Katrina - Mississippi

- Original housing team was re-assigned to the CPF Mission and new Housing Team deployed to support IA-TAC Housing Contracts.

- Governor's Office and State Department of Education were engaged while at the ERT-A.

- Established process for receiving and prioritizing requests early.



CPF Case Study
Katrina - Mississippi

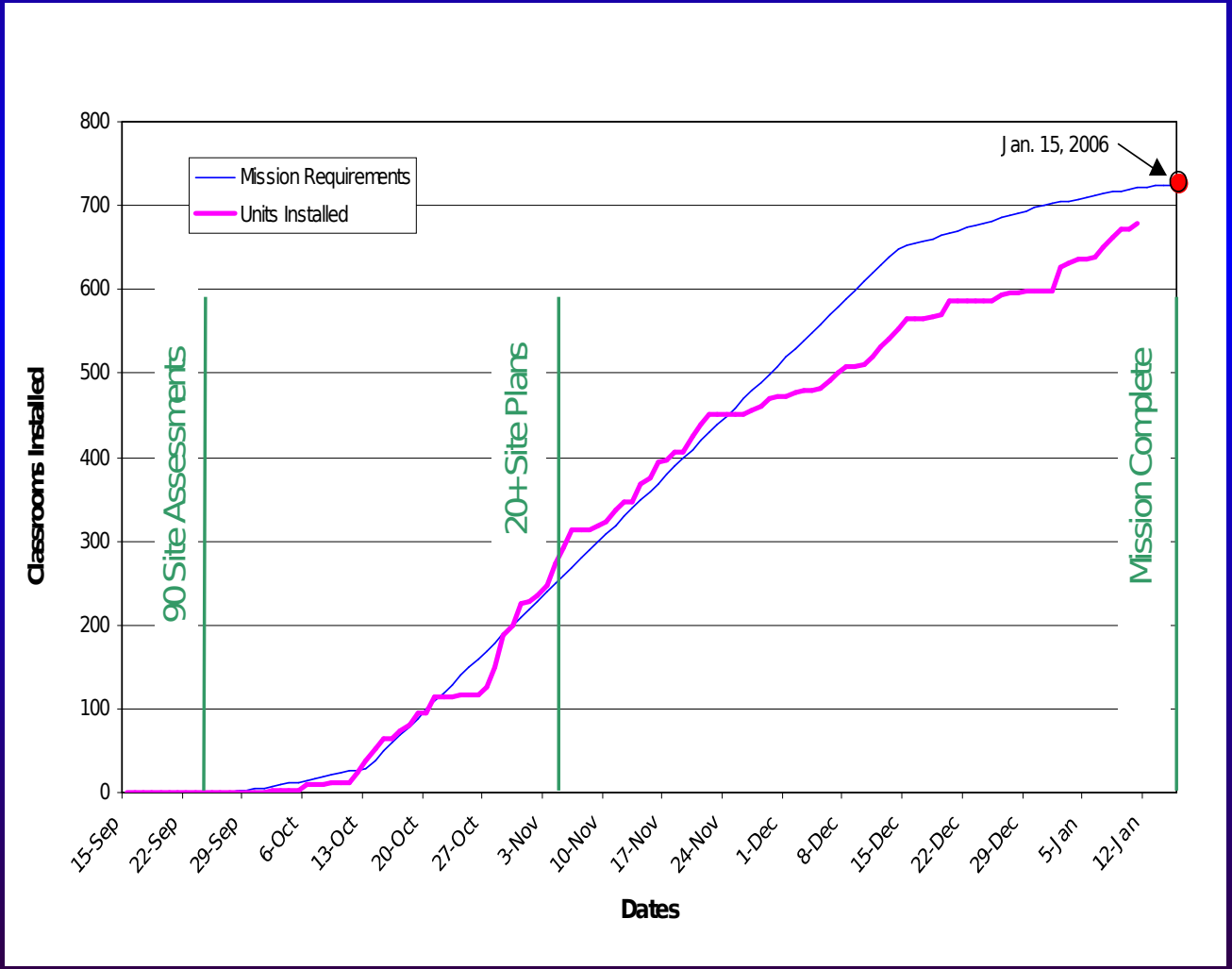
- Work included site assessments and selection.
  - NEPA
  - Availability of Utilities
  - Used adjacent land if possible.
- Site preparation work.
  - Leveling / Fill
  - Installation of utilities.

CPF Case Study
Katrina - Mississippi

- Procurement of Units
  - Availability is an issue for big events.
  - Used a Basic Ordering Agreement (BOA).
  - Alaskan Company.
  - Issues with local supplier.
- Installation of units
- Ramps/walkways etc.

Mississippi CPF Mission

- Total mission included ~250 public facilities & over 450 classrooms
- Mission assigned mid-September & completed mid-January



Group Activity

- Hurricane Abel made landfall on the Louisiana Gulf Coast destroying residential housing, public infrastructure, schools, fire stations and other public facilities along the coastline. Subsequent tornadoes destroyed an additional 2000 houses in the Baton Rouge metropolitan area. Fortunately, for Baton Rouge, the infrastructure remained intact.

Group Activity

- You are the ESF #3 ATL at the JFO
- The management cell of the initial Temporary Housing PRT is on site
- Meeting is scheduled with FEMA OPS and the State Coordinating Officer to establish Post-Dec missions
- Each table has 20 minutes to answer the following questions in preparation for this meeting

Group Activity

1. What missions are likely to be issued to meet all the needs?
2. Who are you going to coordinate with at the JFO?
3. What questions do you need to ask?
4. What information do you need to be prepared to provide?
5. What information do you need to assist with preparing mission assignments?
6. What additional resources do you need?
7. What are your top five planning considerations for moving forward to mission execution?

Recommended Responses

1. What missions are likely to be issued to meet all the needs?
   - Temporary Housing – Haul and Install for individual sites
   - Temporary Housing Group Site
   - FEMA IA-TAC Technical Support
   - Critical Public Facilities

Recommended Responses

2. Who are you going to coordinate with at the JFO?
   - Action Officer (will be participating in meeting)
   - FEMA OPS/Infrastructure/IA/PA
   - State Officials; Dep. Of Ed, Public Safety, IA/PA Coordinators

Recommended Responses

3. What questions do you need to ask of FEMA and the State?
   - Is there an initial estimate of requirements. (How many units?)
   - What are your priorities?
   - Who will be the POC's?
   - What is your timeline?
   - Who will be procuring the units?
   - What work will be accomplished by an IA-TAC?

Recommended Responses

4. What information do you need to be prepared to provide?
   - Rough cost estimate and schedule
   - Corps capability and available resources

Recommended Responses

5. What information do you need to assist with preparing mission assignments?
   - Rough order of magnitude for the response (scope)
   - PRT Labor and per diem costs

Recommended Responses

6. What additional resources do you need?
   - PRT for each mission.
   - Contracting mechanism and support.
   - EFO (s)

Recommended Responses

7. What are your top five planning considerations for moving forward to mission execution?
   - Environmental (NEPA/State/Local)
   - Availability of local contractors
   - Permit requirements
   - Utility availability
   - Availability of real estate for group sites and CPF
   - Floodplain issues
   - User requirements